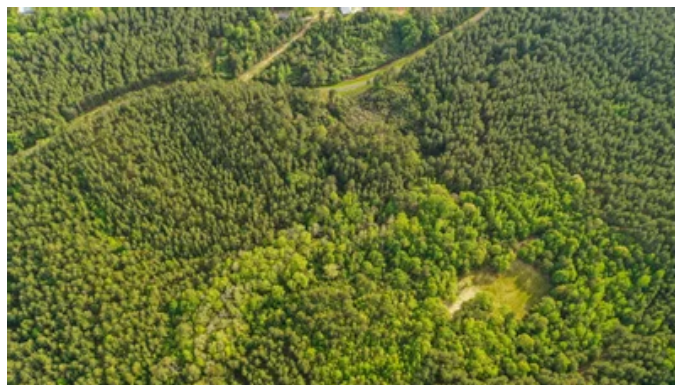


98 Acre Hunting and Timber Investment
County Road 140
Quitman, MS 39355

\$280,000
98± Acres
Clarke County



98 Acre Hunting and Timber Investment Quitman, MS / Clarke County

SUMMARY

Address

County Road 140

City, State Zip

Quitman, MS 39355

County

Clarke County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

32.10364 / -88.63688

Taxes (Annually)

309

Acreage

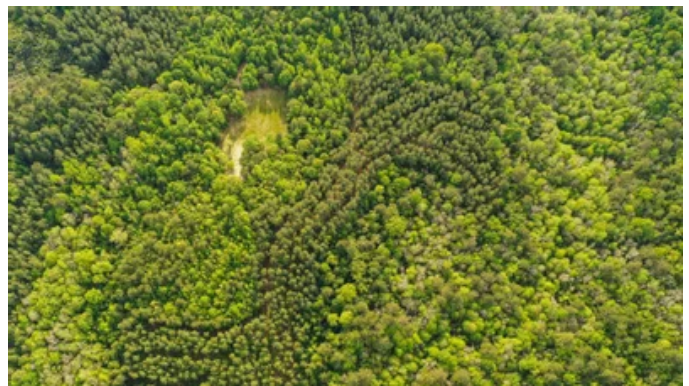
98

Price

\$280,000

Property Website

<https://www.mossyoakproperties.com/property/98-acre-hunting-and-timber-investment-clarke-mississippi/27569/>



98 Acre Hunting and Timber Investment Quitman, MS / Clarke County

PROPERTY DESCRIPTION

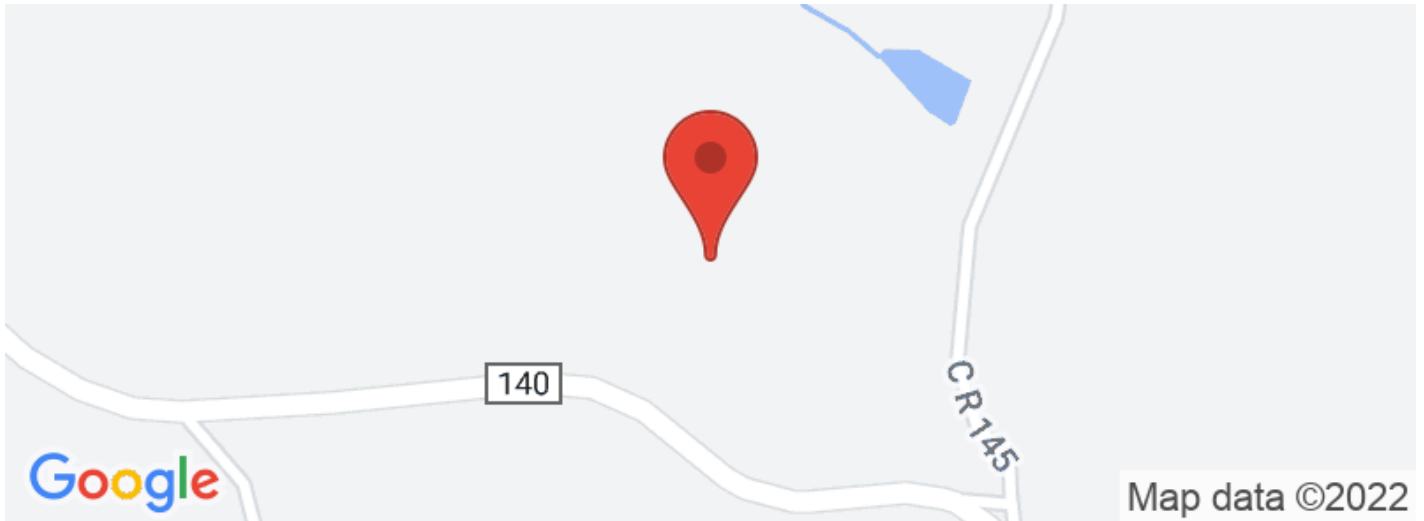
Located about 10 miles NE of Quitman, MS along paved County Road 140 this 98+/- acre property is a fantastic timber investment and hunting tract. The 20 yr. old pine timber was thinned about 5 years ago and is in fantastic shape. There are two separate hardwood creek bottoms that transverse the property east to west that both contain mature timber. Deer and turkey sign was seen throughout the property. There is one large food plot in the center of the property that has a shooting house and numerous other areas where more food plots and shooting lanes could be set up. The lanes where the thinning was completed is at the perfect stage where a smaller tractor could be used to make more trails and access points as well. There are utilities available along the paved road. Call me today to set up a showing, this one will not last long [662-295-7447](tel:662-295-7447) !!!!



98 Acre Hunting and Timber Investment Quitman, MS / Clarke County



Locator Maps



Aerial Maps



**98 Acre Hunting and Timber Investment
Quitman, MS / Clarke County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Email

hmccool@mossyoakproperties.com

Address

128 W Franklin Street

City / State / Zip

Carthage, MS 39051

NOTES



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

5741 Hwy 45 Alt South

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com